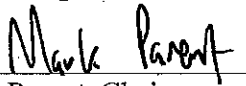


Town of Amherst
Zoning Board of Appeals
SPECIAL PERMIT

The Amherst Zoning Board of Appeals hereby grants a Special Permit, ZBA FY2016-00003, for a new owner, Speedway, LLC, to continue operations of an existing gasoline station and convenience store with changes to exterior signs and building facades; under Sections 3.381, 3.350.1 of the Zoning Bylaw, at 468 West Street (Map 20C, Parcel 10, B-VC Zoning District), subject to the following conditions:

1. The use of the building as a convenience store with accessory food service shall be used and maintained substantially in accordance with the Interior floor plan, Sheet A-1, prepared by WD Partners, dated June 26, 2015.
2. The hours of operation shall be 24 hours per day and seven days per week.
3. When the Town constructs a sidewalk along the north side of Pomeroy Lane, the owner shall extend their existing walk to the Town walk, as may be applicable.
4. An air pump, bicycle rack, trash receptacles, and picnic shall be provided and shall be set on concrete platforms.
5. The existing Belgian block curbing at the West Street entrance shall be maintained in good repair. Any significant changes to this entrance shall be submitted for review and approval by the ZBA at a public meeting as it was required for large vehicle access in ZBA FY2005-00007.
6. All aspects of the site, including the proposed fence, parking area improvement, and existing landscape features, shall be built, maintained, and used substantially in accordance with the Site Plan, prepared by Bohler Engineering, dated last revised September 15, 2015 (said plan represents the requested revised plan to be submitted).
7. The signs shall be substantially in accordance with the sign design plans, prepared by Philadelphia Sign, dated April 20, 2015
 - a. Any significant changes or additional permanent signs shall be submitted to the ZBA at a public meeting for review and approval prior to installation.
 - b. No free standing or A-frame signs shall be placed on the property.
8. The use shall be operated in accordance with the Management Plan approved by the Zoning Board of Appeals on September 10, 2015.
9. The walkway in front of the store shall be kept free and clear of all obstructions, including but not limited to outdoor sales.
10. This Special Permit shall expire upon change of ownership of the business.


Mark Parent, Chair
Amherst Zoning Board of Appeals


DATE

Town of Amherst
Zoning Board of Appeals - Special Permit

DECISION

Applicant: Hess Retail Operations, LLC, 500 Speedway Drive, Enon, Ohio 45323
Owner: Realty Income Corporation, 11995 El Camino Real, San Diego, CA 92130

Date application filed with the Town Clerk: August 10, 2015

Nature of request: For a Special Permit for a new owner, Speedway, LLC, to continue operations of an existing gasoline station and convenience store with changes to exterior signs and building facades, pursuant to Condition # 15 of ZBA FY2005-00007, under Sections 3.381, 3.350.1, and 10.33 of the Zoning Bylaw.

Address: 468 West Street (Map 20C, Parcel 10, B-VC Zoning District)

Legal notice: Published on August 12, 2015 and August 19, 2015 in the Daily Hampshire Gazette and sent to abutters on August 13, 2015

Board members: Mark Parent, Tom Ehrgood, Keith Langsdale

Staff members: Jeff Bagg, Senior Planner, Rob Morra, Building Commissioner

Submissions:

- Application form filed with the Town Clerk on August 10, 2015
- Cover letter from Allison, Angier, & McHale, LLP, dated August 6, 2015
- Management Plan form
- Summary of planned remodel for 468 West Street
- Seven pages of sign design plans, prepared by Philadelphia Sign, dated April 20, 2015
- Exterior elevations, prepared by WD Partners, dated June 26, 2015
- Existing site plan, prepared by Bohler Engineering, dated August 3, 2015
- Assignment and assumption of lease agreements, executed version, dated September 30, 2014, Land and Building Lease agreement dated August 13, 2003, Assignment and assumption of lease, dated October 26, 2004
- Interior floor plan, Sheet A-1, prepared by WD Partners, dated June 26, 2015
- Project Application Report, dated August 27, 2015

Site Visit: August 25, 2015

Mark Parent, Tom Ehrgood, and Keith Langsdale met the applicant's representative, attorney Mike McCally, on-site and viewed the location of the property at the south east corner of West Street and Pomeroy Lane, and the following:

- The interior configuration of the convenience store including check-out counter, Subway restaurant counter and kitchen, Dunkin Donuts interior Self-service Island and racks and coolers for retail items.

- The exterior signs, which included pump island signs for Speedway, temporary banner signs on the gas station canopy, building sign, and monument sign. The area of station canopy to change to Speedway colors and signs.
- The location of the existing dumpster, air pump, exterior sale items in front of the store, including water, windshield washer fluid, portable sign, trash can, and Ice machine. A Blue Rhino propane re-fill rack was noted on the south side of the building.
- Numerous window signs including, cigarette, lottery, and sales items.
- An area along the north side of the property driveway which was worn by vehicle traveling and parking.
- The cobblestone entrance curb in disrepair, with the remains of a metal temporary sign frame on the ground.

Public Hearing: August 27, 2015

The owner's representative's attorney Bob Ciociola and District Manager for Speedway, Brian Otterback were present and described the application as follows:

- The application essentially seeks to continue the same operations which exist today; a convenience store and gas station.
- Hess created two subsidiaries; one for real estate and one for stores. They still exist but as of October 1, 2015 they will be owned by Speedway.
- The proposal will involve no change to the overall use of the property. There will be some interior changes and renovations to incorporate Speedway operations and to cosmetically improve the interior. The existing Dunkin Donut self-serve station will be changed over to Speedway brand coffee and the exterior Dunkin Donut signs will be removed. Subway will remain.
- The internal changes, such as changing computer systems, etc. is underway. The next most important aspect in terms of timing is to get the permanent exterior signs installed as part of the corporate re-branding. It was noted that Inspection Services granted approval for temporary banner signs to be put up during this permitting process.

The Board discussed the following items raised in the Project Application Report and/or observed at the site visit:

- Exterior changes to the rear of the building:
 - The Board noted that site plan shows only two pieces of mechanical equipment where four currently exist.
 - After comparing the interior building permit plans, it was identified that the fenced mechanical area will actually be enlarged and the number of pieces of equipment will increase to up to seven.
 - The existing condition of the chain link fence with plastic inserts was in poor shape. Additionally, the 2005 approved plans contained notes for the fence to be wooden to attenuate sound.
- Exterior items:
 - The location of existing sale items on the entrance sidewalk, including water, windshield washer fluid, and ice machine, and portable sign and trash receptacle, need to be removed or relocated to ensure proper access for patrons.
 - The north side of the landscaped area has been significantly worn by vehicle parking and maneuvering. The area should either be filled with a surface suitable for parking or loamed and seeded and maintained.
 - The existing window signs may need to be calculated for area and regulated under the Special Permit. These include lottery, sale items, and cigarette sales.

- The cobblestone apron at the West Street entrance was in disrepair.
- A remains of a metal sign frame, formally a subway sign, was on the lawn and cobblestone area.
- Interior changes:
 - No significant changes to the interior are proposed. The existing Dunkin Donuts coffee island will remain but will no longer be provided by Dunkin and will be Speedway products.

The Board reviewed the conditions of the previous Special Permit, ZBA FY2005-00007. The Board found that the use of the property is acceptable and appropriate in the location. Several of the conditions of the previous permit relative to remain relevant.

The Board discussed the terms of the easement. Mr. Ciociola stated that the easement allows vehicles entering the Hess/Speedway location to traverse the neighboring property at 460 West Street. He confirmed that the easement is not affected by change of ownership.

The Board noted that the following information should be provided prior to a vote: revised site plans showing improvements to landscaped area, accurate mechanical area, any changes to the cobblestone area, and any location of outdoor sales. A review of the signs shall be provided, along with specifications for the new fence, and easement language.

Mr. Parent MOVED to continue the public hearing to September 10, 2015. Mr. Langsdale SECONDED the motion and the Board VOTED unanimously to continue the hearing.

Public Hearing: September 10, 2015

The following new information was submitted:

- Updated site plan, prepared by Bohler Engineering, last revised on September 3, 2015
- Reciprocal Driveway Easement Agreement, dated December 11, 2009

The owners were represented by attorney Don Allison, of Allison, Angier & McHale, LLP, and District Manager for Speedway, Brian Otterback.

Mr. Allison stated that the revised site plans shows the compacted gravel added to the landscaped strip on the north side, a more accurate depiction of the mechanical equipment and enlarged enclosed area, and a six foot vinyl fence surround.

The Board discussed the proposed enlargement of the mechanical equipment and fence. It was noted that the plan labeled the fence as an existing vinyl fence when in fact it was proposed. The Board confirmed that the existing chain link fence will be removed and replaced with a standard white vinyl fence. The Board acknowledged that number of condensers or other equipment may be less but should not be more than seven without review by the ZBA.

The Board discussed the outside sale items. It was noted that the plan still showed sale areas on the south side of the walkway. Mr. Otterback stated that the ice machine had been removed and that he believed only the sale items on the north side had to be removed to keep a handicapped access clear. The Board in consultation with the Building Commissioner confirmed that all of the sale items should be removed from the sidewalk to ensure appropriate access by all patrons. The Board noted that the sidewalk is too narrow for those areas to be used for outside sales without some alteration. The Board identified that this would be a condition of the permit.

The Board discussed the signs. It was determined that the building will have a Speedway sign and a Subway sign. The Board noted the many other signs on the windows. After discussion, the ZBA determined that these would be considered temporary signs and would be regulated at the discretion of the Building Commissioner.

The Board discussed the access easement. Mr. Allison explained that the adjacent property, 460 West Street, has the responsibility for maintenance and the cost is split between the two properties. He confirmed that the transfer from Hess to Speedway had no effect on the easement as it runs with the land.

The Board requested that the applicant submit a revised site plan, showing the fence as proposed and removal of sale items, along with a sample of the fence, to the Planning Department prior to the issuance of a building permit.

The Board made the following findings under Section 3.3:

3.381 – Automotive filling station, including sale of related products and services. The Board found that a Special Permit is required for this use in the B-VC and that there are no changes to the use which was approved under ZBA FY2005-00007.

3.350.1 – Convenience stores for sale of prepared and packaged food or beverage. Display and sales to be primarily conducted within the building. The Board found that while this use is allowed under SPR, there are two principal uses on the site and that they are compatible and customary uses to occur together. The Board further found that the Subway restaurant was approved in 2005 and is accessory to the use as a convenience store.

Specific Findings:

The Board found under Section 10.38 of the Zoning Bylaw, Specific Findings required of all Special Permits, that:

10.380 & 10.381 - The proposal is suitably located in the neighborhood in which it is proposed and/or the total Town, as deemed appropriate by the Special Permit Granting Authority; The proposal is compatible with existing Uses and other Uses permitted by right in the same District. The proposal creates a second dwelling unit on an owner occupied property in the R-N Zoning District. The Board found that the continued use of the property as a convenience store and gas station is suitably located and compatible with other uses in the Business Village Center District, which purpose is to “to provide areas within the village centers of Amherst that allow for a mix of uses, including retail, commercial, office and housing of moderate to high density”. The proposal to change ownership will result in minimal changes to the overall use of the property which has existed since 2004 in this configuration.

10.382, 10.383 & 10.385 - The proposal would not constitute a nuisance due to air and water pollution, flood, noise, odor, dust, vibration, lights, or visually offensive structures or site features; The proposal would not be a substantial inconvenience or hazard to abutters, vehicles or pedestrians; The proposal reasonably protects the adjoining premises against detrimental or offensive uses on the site, including air and water pollution, flood, noise, odor, dust, vibration, lights or visually offensive structures or site features. The proposal will not create any nuisances or inconveniences based on the fact the following:

- The site plan maintains the one way enter/exit arrangement and maintains the access agreement with the adjacent property.
- The existing and new mechanical equipment will be screening with a six foot vinyl fence to attenuate sound and screen the equipment from view.

- The condition of the previous permit is maintained which requires that when the Town constructs a new sidewalk along West Pomeroy Lane that the applicant to extend their concrete to the Town walk.
- A condition of this Special Permit will require that the sidewalk in front of the building be kept free and clear of all sale items to ensure proper access for all patrons.

10.386 - *The proposal ensures that it is in conformance with the Parking and Sign regulations (Articles 7 and 8, respectively) of this Bylaw.* The proposed permanent signs on the building for Speedway and Subway are within the 10% limit established under Section 8.20. The other associated signs on the gas station awning and pumps are included in this approval. The Board found that the property provides nine parking spaces, as shown on the site plan. The building is approximately 2,400 square feet in size and that Section 7.004 requires 3.3 parking space per 1,000 square feet of gross floor area. Therefore the use requires approximately 8 parking spaces.

10.387 - *The proposal provides convenient and safe vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements.* A condition of the permit includes maintaining the pedestrian walkway free and clear of obstructions.

10.389 & 10.392 - *The proposal provides adequate methods of disposal and/or storage for sewage, refuse, recyclables, and other wastes resulting from the uses permitted or permissible on the site, and methods of drainage for surface water.* The proposal provides adequate landscaping, including the screening of adjacent residential uses, provision of street trees, landscape islands in the parking lot and a landscape buffer along the street frontage. As per the Management Plan, the trash and recycling are stored and maintained within the enclosed dumpster area as shown on the site plan. The snow removal and landscaping shall occur in accordance with the approved Management Plan.

10.398 - *The proposal is in harmony with the general purpose and intent of this Bylaw, and the goals of the Master Plan.* The proposal provides for the continued use of the existing convenience store and gas station which is appropriate in the B-VC Zoning District. The proposal meets the goal of the Master Plan to "support sustainable growth of existing businesses and attract new ones while protecting environmental values".


Zoning Board Decision

Mr. Beal MOVED to approve the application with conditions. Mr. Parent seconded the motion.

For all of the reasons stated above, the Board VOTED unanimously to grant a Special Permit, ZBA FY2016-00003, for a new owner, Speedway, LLC, to continue operations of an existing gasoline station and convenience store with changes to exterior signs and building facades, under Sections 3.381, 3.350.1 of the Zoning Bylaw, at 468 West Street (Map 20C, Parcel 10, B-VC Zoning District), subject to conditions.


MARK PARENT


TOM EHRCOOD


KEITH LANGSDALE

FILED THIS 15th day of October, 2015 at 12:20
in the office of the Amherst Town Clerk Sandra J. Burger.
TWENTY-DAY APPEAL period expires, November 4, 2015.
NOTICE OF DECISION mailed this 16th day of October, 2015
to the attached list of addresses by Jeffrey R. Bagg, for the Board.
CERTIFICATE OF NO APPEAL issued this _____ day of _____, 2015.
NOTICE OF PERMIT or Variance filed this _____ day of _____, 2015,
in the Hampshire County Registry of Deeds.

BOARD OF APPEALS
AMHERST, MASSACHUSETTS
RECORD OF APPEALS AND DECISION RENDERED

Petition of Hess Retail Operations, LLC

For a Special Permit for a new owner, Speedway, LLC, to continue operations of an existing gasoline station and convenience store with changes to exterior signs and building facades, pursuant to Condition # 15 of ZBA FY2005-00007, under Sections 3.381, 3.350.1, and 10.33 of the Zoning Bylaw.

On the premises of 468 West Street

At or on Map 20C, Parcel 10, B-VC Zoning District

NOTICE of hearing as follows mailed (date) August 13, 2015
to attached list of addresses and published in the Daily Hampshire Gazette
dated August 12, 2015 and August 19, 2015

Hearing date and place August 27, 2015 & September 10, 2015 (Town Hall)

LEGAL NOTICE
The Amherst Zoning Board of Appeals will meet on *Thursday, August 27, 2015*, at 6:30 P.M. in the Town Room, Town Hall, to conduct the following business:
PUBLIC HEARING:
ZBA FY2016-00002 -Eagle Crest Property Management
- For a Special Permit to alter and expand a parking area from four to six spaces associated with a pre-existing non-conforming two family dwelling, under Section 9.22 of the Zoning Bylaw, at 196 Triangle Street (Map 11D, Parcel 85, A-G Zoning District)
ZBA FY2016-00003 - Hess Retail Operations, LLC - For a Special Permit for a new owner, Speedway, LLC, to continue operations of an existing gasoline station and convenience store with changes to exterior signs and building facades, pursuant to Condition # 15 of ZBA FY2005-00007, under Sections 3.381, 3.350.1, and 10.33 of the Zoning Bylaw, at 468 West Street (Map 20C, Parcel 10, B-VC Zoning District)
MARK PARENT CHAIR
AMHERST ZONING BOARD OF APPEALS
336374 August 12, 19

SITTING BOARD and VOTE TAKEN:

To grant a Special Permit, ZBA FY2016-00003, for a new owner, Speedway, LLC, to continue operations of an existing gasoline station and convenience store with changes to exterior signs and building facades, under Sections 3.381, 3.350.1 of the Zoning Bylaw, subject to conditions

Mark Parent – Yes

Tom Ehrgood – Yes

Keith Langsdale – Yes

DECISION: APPROVED with conditions

COMMONWEALTH OF MASSACHUSETTS
AMHERST

City or Town
NOTICE OF SPECIAL PERMIT
Special Permit
(General Laws Chapter 40A)

Notice is hereby given that a Special Permit has been granted
To Hess Realty Operations, LLC
Address 500 Speedway Drive
City or Town Enon, Ohio, 45323

Identify Land Affected: 468 West Street
(Map 20C, Parcel 10, B-VC Zoning District)

By the **Town of Amherst Zoning Board of Appeals** affecting the rights of the owner
with respect to the use of the premises on

468 West Street Amherst
Street City or Town

The record of title standing in the name of
Realty Income Corporation c/o Hess Corporation
Name of Owner

Whose address is 539 South Main St. Findlay OH 45840
Street City or Town State Zip Code

By a deed duly recorded in the
Hampshire County Registry of Deeds: Book 8079 Page 22
or

Hampshire Registry District of the Land Court, Certificate No. _____,
Book _____, Page _____

The decision of said Board is on file, with the papers, in ZBA FY2016-00003
In the office of the Town Clerk Sandra J. Burgess

Certified this _____ day of _____

Board of Appeals:

Mark Parent Chairman
(Board of Appeals)
Kurt Spille Clerk
(Board of Appeals)

_____ at _____ o'clock and _____ minutes _____ m.
Received and entered with the Register of Deeds in the County of Hampshire
Book _____ Page _____

ATTEST _____

Register of Deeds
Notice to be recorded by Land Owner

Town of Amherst Abutter List

Parcel ID	Parcel Address	Owner1	Owner2	Address	City/Zip
20C-87	POMEROY LN	BIAS, JAMES & PEREZ, CARROLL, TR	ZINSMEISTER, GEORGE TRUSTEE	17 POMEROY LN	AMHERST, MA 01002
20C-59	7 POMEROY LN	SLOBODY DEVELOPMENT CORP		P O BOX 2023	AMHERST, MA 01004-2023
20C-88	17 POMEROY LN	BROWN, KENNETH & ET AL		17 POMEROY LN	AMHERST, MA 01002
20C-85	27 POMEROY LN	AMHERST MONTESSORI SCHOOL		27 POMEROY LN	AMHERST, MA 01002
20C-11	34 POMEROY LN	POMEROY LANE COOPERATIVE CORPORATION	C/O AMHERST HOUSING AUTHORITY	DEBBIE TURGEON	AMHERST, MA 01002
20C-26	37 POMEROY LN	SULLIVAN, HELEN N		37 POMEROY LN	AMHERST, MA 01002
19D-287	WEST POMEROY LN	SLOBODY DEVELOPMENT CORP		P O BOX 2023	AMHERST, MA 01004-2023
19D-11	30 WEST POMEROY LN	TURCOTTE, MATTHEW J & BARR, SARAH C		30 WEST POMEROY LN	Amherst, MA 01002
20C-148	410 WEST ST	DENNO, BARBARA C		41 CHAPEL RD	AMHERST, MA 01002
19D-3-17	441 WEST ST	CHILDS, MICHAEL K		45 OAK KNOLL	AMHERST, MA 01002
19D-4-17	441 WEST ST	LAVERDIERE, DONALD A		463 WEST ST	AMHERST, MA 01002
19D-1-17	441 WEST ST	LAVERDIERE, DONALD A		463 WEST ST	AMHERST, MA 01002
19D-2-17	441 WEST ST	LAVERDIERE, DONALD A		463 WEST ST	AMHERST, MA 01002
19D-6-17	441 WEST ST	LAVERDIERE, DONALD A		463 WEST ST	AMHERST, MA 01002

<i>Parcel_ID</i>	<i>Parcel_Address</i>	<i>Owner1</i>	<i>Owner2</i>	<i>Address</i>	<i>City/Zip</i>
19D-7-17	441 WEST ST	LAVERDIERE, DONALD A		463 WEST ST	AMHERST, MA 01002
19D-8-17	441 WEST ST	LAVERDIERE, DONALD A		463 WEST ST	AMHERST, MA 01002
19D-9-17	441 WEST ST	LAVERDIERE, DONALD A		463 WEST ST	AMHERST, MA 01002
19D-5-17	441 WEST ST	MERCAITIS, PATRICIA A		26 WHIPPLETREE LN	AMHERST, MA 01002
19D-3	445-463 WEST ST	LAVERDIERE, DONALD A		463 WEST ST	AMHERST, MA 01002
20C-9	460 WEST ST	SHANKARA SHAKTI, INC		94-96 MAPLE ST	FLORENCE, MA 01062
20C-10	468 WEST ST	REALTY INCOME CORPORATION	C/O HESS CORP	P.O. BOX 696419	SAN ANTONIO, TX 78269-9419
19D-286	479 WEST ST	SLOBODY DEVELOPMENT CORP		P O BOX 2023	AMHERST, MA 01004-2023
19D-19	481-485 WEST ST	WANG, CHIH CHUN & YU MEI		90 HALCYON DR	BRISTOL, CT 06010
19D-5	495 WEST ST	PREMO, DAVID A & CLAIRE A		255 SYLVESTER RD	FLORENCE, MA 01062
20C-8-37	500 WEST ST #8	ARTUR, SAMIRA C		500 WEST ST 8	Amherst, MA 01002
20C-13-37	500 WEST ST #13	BARALE, MICHELE A		500 WEST ST #13	AMHERST, MA 01002
20C-1-37	500 WEST ST #1	BRAXTON, BRANDON E & DAEL, ANNA RIMA B		500 WEST ST #1	AMHERST, MA 01002
20C-11-37	500 WEST ST #11	GILLEN DEVELOPMENT CORP		409 MAIN ST	AMHERST, MA 01002
20C-20-37	500 WEST ST #20	GORDON, GLEN & NELLY H		242 WEST ST	Amherst, MA 01002

<i>Parcel ID</i>	<i>Parcel Address</i>	<i>Owner1</i>	<i>Owner2</i>	<i>Address</i>	<i>City/State/Zip</i>
20C-15-37	500 WEST ST #15	GREENBLATT, JANET M		500 WEST ST UNIT 15	AMHERST, MA 01002
20C-19-37	500 WEST ST #19	HANKE, GENEVRA A		500 WEST ST UNIT 19	AMHERST, MA 01002
20C-4-37	500 WEST ST #4	MOSHIRI, CYRUS ALI		7 SWALLOW FARMS RD	Amherst, MA 01002
20C-6-37	500 WEST ST #6	NACHBAR, RANDA R & ET AL		120 PULPIT HILL RD #4	Amherst, MA 01002
20C-17-37	500 WEST ST #17	NAKAJIMA, ERIC T		500 WEST ST #17	AMHERST, MA 01002
20C-12-37	500 WEST ST #12	NYDON, JUDITH		500 WEST #12	AMHERST, MA 01002
20C-2-37	500 WEST ST #2	PAVLOS, STEPHAN & MARY ANN		5405 ROYAL MILE BLVD	SALISBURY, MD 21801-2322
20C-9-37	500 WEST ST #9	PHILLIPS, SUSAN L		500 WEST ST #9	AMHERST, MA 01002
20C-14-37	500 WEST ST #14	PORET, BARRY		500 WEST ST #14	AMHERST, MA 01002
20C-10-37	500 WEST ST #10	REEJHSINGHANI, SANJIV N		9 PINEWOODS HILLS	LONGMEADOW, MA 01106
20C-16-37	500 WEST ST #16	ST JOHN, AARON B		30 WHIPPLETREE LN	AMHERST, MA 01002-3100
20C-7-37	500 WEST ST #7	TIMMERMANN, SUZANNE M		500 WEST ST #7	AMHERST, MA 01002
20C-3-37	500 WEST ST #3	TROMBLAY, NANCY J		500 WEST ST 3	Amherst, MA 01002
20C-18-37	500 WEST ST #18	WAGNER, DAVID R & CRANE, ANNETTE M		732 33RD AVE	SEATTLE, WA 98122
20C-5-37	500 WEST ST #5	ZARCHIN, SUSAN E		500 WEST ST UNIT 5	AMHERST, MA 01002